

September 2, 2015

Case Manager
Watershed Protection & Development Review Department
City of Austin
P.O.Box 1088
Austin, TX 78767

RE: AISD Bowie High School Practice Fields
Variance Request Letter

Dear Case Manager,

On behalf of the Austin Independent School District (AISD), Chan & Partners Engineering, LLC (CPE) is submitting this variance letter request for the construction of the AISD Bowie High School practice fields. The following provides supporting information on the requested Land Development Code (LDC) variance for your review and consideration.

Section 25-8-482 Water Quality Transition Zone

This section of the LDC prohibits development within the water quality transition zone that lies over the Edwards Aquifer recharge zone. Although practice fields create an open space and do not increase impervious cover, athletic fields are excluded as open space in the Barton Springs Zone per section 25-8-261(B)(1). Per section 25-8-41(B), the Land Use Commission may grant a variance from a requirement of section 25-8-482 after determining the variance prevents a reasonable, economic use of the property and it is the minimum change necessary to allow a reasonable, economic use of the property. Reasonable economic use of the property is defined through the City of Austin/AISD interlocal development agreement for this site.

As discussed above, the proposed location of the practice fields provides the least environmental impact to the property and associated environmental features when compared to other field location options. If the practice fields were located on the north side of the creek, as contemplated in the interlocal agreement, a low water crossing for pedestrian and emergency vehicle access would need to be constructed in the tributary. The limits of construction and disturbed area would be greater, the number of tree inches removed would increase, and the setbacks from other environmental features would be reduced. Conversely, constructing the fields near Slaughter Lane will expand a contiguous undisturbed area by adding approximately 40 acres from this site with an adjacent 25-acre city of Austin tract being preserved for Jacob's Cave and other features, along with the 167-acre Blowing Sink Research Management Area; resulting in approximately 230-acres of contiguous undisturbed land in the recharge zone.

Allowing the athletic fields near Slaughter Lane, while requiring a variance, will improve the overall protection of critical environmental features and water quality of the Edwards Aquifer, when compared to other field location options, which may not require a variance.

Thank you for your time and consideration of the variance being requested.

Sincerely,

CHAN & PARTNERS ENGINEERING, LLC



Tom Curran, P.E.
Vice-President

January 20, 2016



ENVIRONMENTAL BOARD VARIANCE APPLICATION TEMPLATE

Insert Applicant Variance Request Letter here.

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Austin Independent School District
Street Address	812 San Antonio Street
City State ZIP Code	Austin Texas 78701
Work Phone	512-414-8950 (attn.: Flo Rice)
E-Mail Address	FRice@austinisd.org

Variance Case Information

Case Name	Bowie High School Practice Fields
Case Number	SP-2014-0465DX
Address or Location	3900-1/2 West Slaughter Lane
Environmental Reviewer Name	Mr. Jim Dymkowski
Applicable Ordinance	Land Development Code 25-8-482 Water Quality Transition Zone
Watershed Name	Slaughter Creek
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input checked="" type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input checked="" type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input type="checkbox"/> Not in Edwards Aquifer Zones

January 20, 2016

Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input type="checkbox"/> No
Distance to Nearest Classified Waterway	120-feet to minor waterway
Water and Waste Water service to be provided by	City of Austin (water only, wastewater not applicable)
Request	The variance request is as follows (Cite code references: Per Section 25-8-482, development activities are not permitted in the Water Quality Transition Zone within the Barton Springs Zone. The request is to allow a portion of a natural grass field to play on within the transition zone. Per section Section 25-8-261(B)(1), a grass playfield is considered a development activity within the Barton Springs Zone.

Impervious cover	Existing	Proposed
square footage:	___0___	___0___
acreage:	___0___	___0___
percentage:	___0___	___0___
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	The site is within the Fredericksburg soils group, which is comprised of shallow clay soils overlying limestone. The land is relatively flat with slope in the 1-3 percent range. Vegetation is mostly open grasses with clumps of cedar and oak trees scattered about, some of which classify as heritage trees. The 45-acre site is more heavily wooded in the northeast quadrant, which is outside of any proposed activity. There is a minor tributary traversing the site with a Critical Water Quality Zone. Floodplain drainage easements were dedicated during the land subdivision process in 2003. An Environmental Resource Inventory was recently performed and identified a CEFs such as wetlands and solution cavities, with buffer zones being established and respected.	

Clearly indicate in what	A portion of the proposed grass playfield is within the Water
--------------------------	---

January 20, 2016

way the proposed project does not comply with current Code (include maps and exhibits)	Quality Transition Zone. Since the playfield is considered a development activity, it requires a variance from code (Section 25-8-482)
--	--

FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Bowie High School Practice Field

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes/No In 2012, the City of Austin and AISD executed a site specific interlocal agreement to protect the environmentally sensitive area while allowing for the construction of up to two natural grass practice fields. AISD in turn agreed to construct an iron fence to separate and protect the City of Austin Jody Cave preserve tract, prohibit vehicular access on the AISD property, along with other environmental awareness efforts to preserve the tract to the greatest extent feasible. The proposed activity is in accordance with the agreement and the variance helps to provide a better overall environmental protection plan for the area as it leaves 42 contiguous acres of the site undisturbed in its native state adjacent to the city's Jody Cave and Blowing Sink preserve tracts. The result is over 230 contiguous areas of land in the recharge zone being left in its natural state.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

January 20, 2016

Yes/No The location of the proposed play field area, located adjacent to Slaughter Lane, provides the highest level of environmental protection to the overall tract and area. By locating the playfield in close proximity to the arterial road, school, and apartments, a larger contiguous area of undeveloped land will remain in its natural environment. The proposed method provides greater overall environmental protection than is achievable without the variance.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes/No The variance is the minimum change necessary to accomplish at least one full sized football or soccer practice field on the 45-acre site.

- c) Does not create a significant probability of harmful environmental consequences; and

Yes/No The proposed activity on the property does not create a significant probability of harmful environmental consequence. The play field area will be natural grass, with downstream native buffer zones. AISD has an approved Integrated Pest Management Plan (IPM) with the city that is utilized on all of its properties. AISD is also incorporating downstream Best Management Practices to promote retention, filtration, and infiltration of stormwater runoff.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes/No The variance results in water quality that is at least equal if not better to the water quality achievable without the variance if the practice field area was placed elsewhere on the property. The variance reduces the area of disturbance, reduces the number of trees removed, and eliminates the need to cross the minor tributary, which would result in construction and permanent activities within the Critical Water Quality Zone.

January 20, 2016

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

Yes/No See above.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

Yes/No The site specific interlocal agreement between the city of Austin and AISD outlines the intended use and protection of the property. The proposed use is consistent with the interlocal agreement and the variance enables reasonable use while providing better overall environmental protection in the area.

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

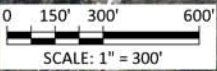
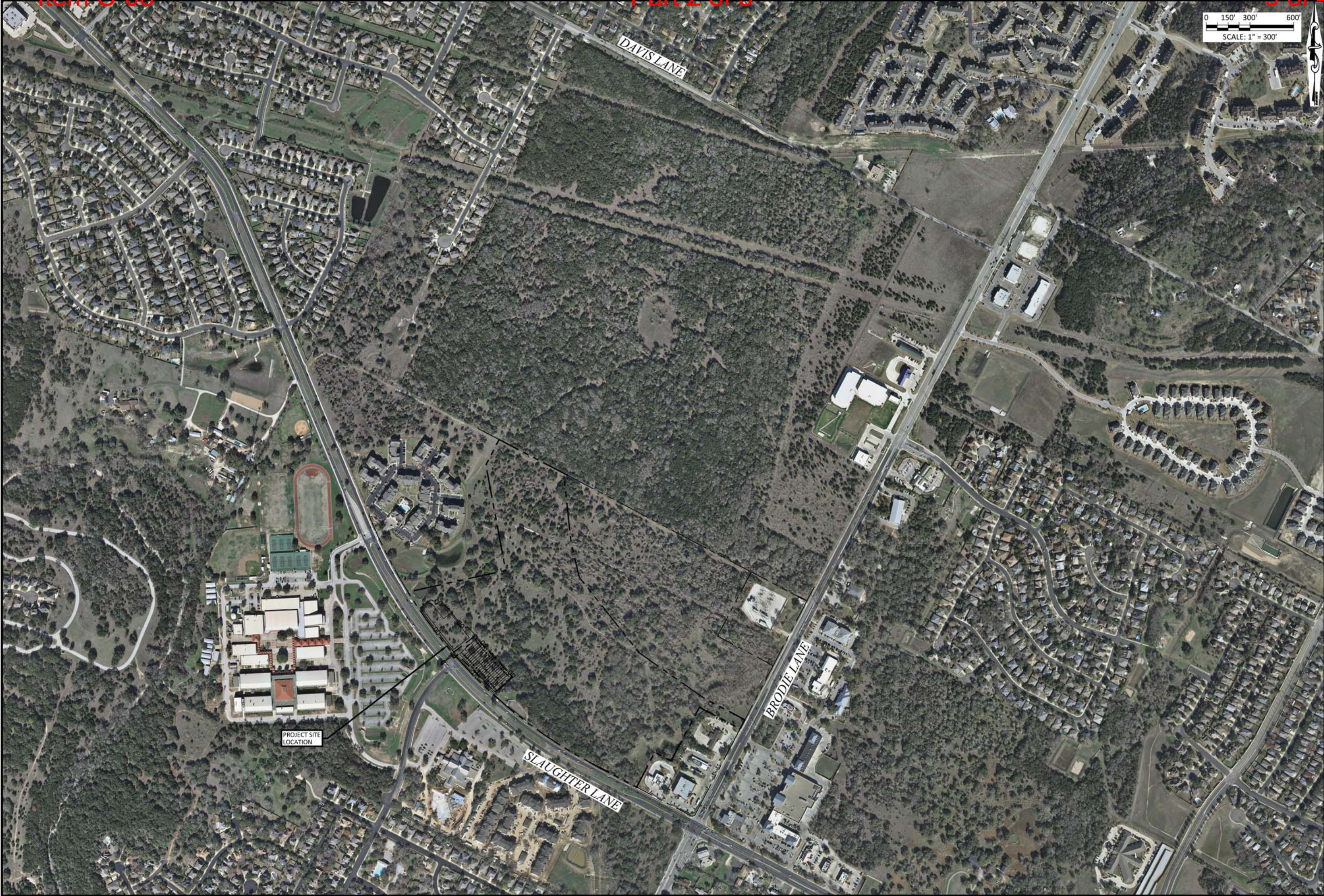
Yes/No The variance is the minimum change necessary while allowing use of the property.

**Variance approval requires all above affirmative findings.

Exhibits for Board Backup and/or Presentation

Please attach and paginate.

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant's variance request letter (backup only)



CPE
CHAN & PARTNERS
CONSULTING CIVIL ENGINEERS

CHAN & PARTNERS
ENGINEERING, LLC
4319 JAMES CASEY STREET, #300
AUSTIN, TEXAS 78745
512-480-9155 (PH) • 512-480-9811 (FAX)
E-mail: info@chanpartners.com
WWW.CHANPARTNERS.COM
TEXAS REGISTRATION NO. F-13013



1/11/2016

NO.	CORRECTION DESCRIPTION	APPROVED BY	DATE

BOWIE HIGH SCHOOL PRACTICE FIELDS

SITE IMPROVEMENTS
SITE LOCATION MAP

ISSUE DATE:	12/10/2015
PROJECT NO:	1069
DESIGNED BY:	TC
DRAWN BY:	CD
CHECK BY:	AW
COPYRIGHT 2016:	CHAN & PARTNERS ENGINEERING, LLC.
CLIENT:	ASD



Bowie High School Practice Field Site Photos

Google Street View at proposed pedestrian crossing of Slaughter Lane at Wolf Trap Drive. Location of proposed fields in background.



Tree #3621 – 27.5 inch Live Oak. Administrative variance requested for removal. Mitigation at 300%. Tree rated by arborist as fair, small crown, covered in vines, some basal decay.



Tree #3621 – looking up at crown



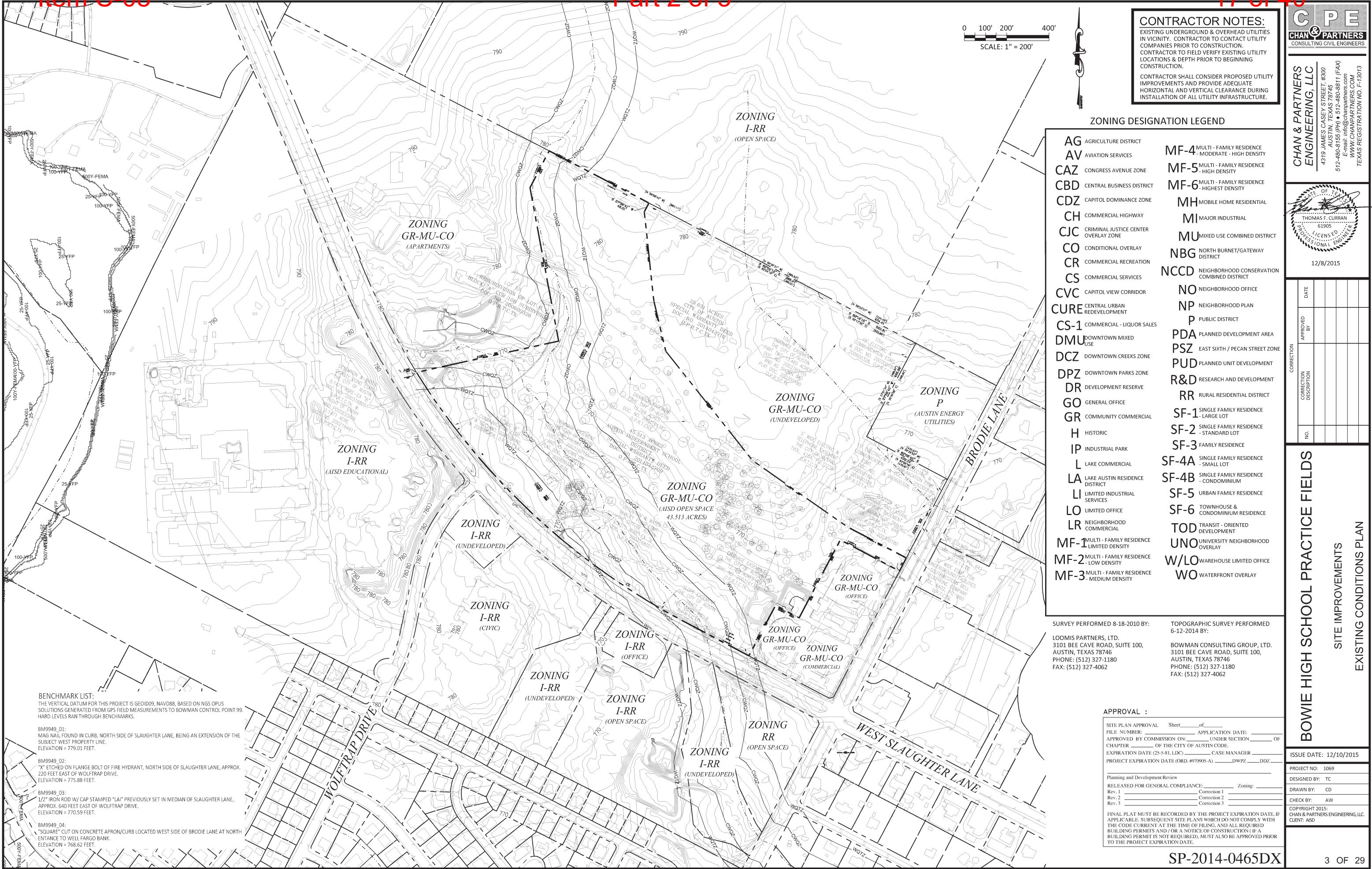
Wetland feature G05 – close to center of property on north side of channel



Centerline of channel – with proposed layout, a crossing is not required.



Photo representing typical site conditions for western two-thirds of the site. Eastern third is more heavily wooded.



CONTRACTOR NOTES:
EXISTING UNDERGROUND & OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTH PRIOR TO BEGINNING CONSTRUCTION.
CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

ZONING DESIGNATION LEGEND

- | | | | |
|------|--|-------|--|
| AG | AGRICULTURE DISTRICT | MF-4 | MULTI - FAMILY RESIDENCE - MODERATE - HIGH DENSITY |
| AV | AVIATION SERVICES | MF-5 | MULTI - FAMILY RESIDENCE - HIGH DENSITY |
| CAZ | CONGRESS AVENUE ZONE | MF-6 | MULTI - FAMILY RESIDENCE - HIGHEST DENSITY |
| CBD | CENTRAL BUSINESS DISTRICT | MH | MOBILE HOME RESIDENTIAL |
| CDZ | CAPITOL DOMINANCE ZONE | MI | MAJOR INDUSTRIAL |
| CH | COMMERCIAL HIGHWAY | MU | MIXED USE COMBINED DISTRICT |
| CJC | CRIMINAL JUSTICE CENTER OVERLAY ZONE | NBG | NORTH BURNET/GATEWAY DISTRICT |
| CO | CONDITIONAL OVERLAY | NCCD | NEIGHBORHOOD CONSERVATION COMBINED DISTRICT |
| CR | COMMERCIAL RECREATION | NO | NEIGHBORHOOD OFFICE |
| CS | COMMERCIAL SERVICES | NP | NEIGHBORHOOD PLAN |
| CVC | CAPITOL VIEW CORRIDOR | P | PUBLIC DISTRICT |
| CURE | CENTRAL URBAN REDEVELOPMENT | PDA | PLANNED DEVELOPMENT AREA |
| CS-1 | COMMERCIAL - LIQUOR SALES | PSZ | EAST SIXTH / PECAN STREET ZONE |
| DMU | DOWNTOWN MIXED USE | PUD | PLANNED UNIT DEVELOPMENT |
| DCZ | DOWNTOWN CREEKS ZONE | R&D | RESEARCH AND DEVELOPMENT |
| DPZ | DOWNTOWN PARKS ZONE | RR | RURAL RESIDENTIAL DISTRICT |
| DR | DEVELOPMENT RESERVE | SF-1 | SINGLE FAMILY RESIDENCE - LARGE LOT |
| GO | GENERAL OFFICE | SF-2 | SINGLE FAMILY RESIDENCE - STANDARD LOT |
| GR | COMMUNITY COMMERCIAL | SF-3 | FAMILY RESIDENCE |
| H | HISTORIC | SF-4A | SINGLE FAMILY RESIDENCE - SMALL LOT |
| IP | INDUSTRIAL PARK | SF-4B | SINGLE FAMILY RESIDENCE - CONDOMINIUM |
| L | LAKE COMMERCIAL | SF-5 | URBAN FAMILY RESIDENCE |
| LA | LAKE AUSTIN RESIDENCE DISTRICT | SF-6 | TOWNHOUSE & CONDOMINIUM RESIDENCE |
| LI | LIMITED INDUSTRIAL SERVICES | TOD | TRANSIT - ORIENTED DEVELOPMENT |
| LO | LIMITED OFFICE | UNO | UNIVERSITY NEIGHBORHOOD OVERLAY |
| LR | NEIGHBORHOOD COMMERCIAL | W/LO | WAREHOUSE LIMITED OFFICE |
| MF-1 | MULTI - FAMILY RESIDENCE LIMITED DENSITY | WO | WATERFRONT OVERLAY |
| MF-2 | MULTI - FAMILY RESIDENCE LOW DENSITY | | |
| MF-3 | MULTI - FAMILY RESIDENCE MEDIUM DENSITY | | |

SURVEY PERFORMED 8-18-2010 BY:
LOOMIS PARTNERS, LTD.
3101 BEE CAVE ROAD, SUITE 100,
AUSTIN, TEXAS 78746
PHONE: (512) 327-1180
FAX: (512) 327-4062

TOPOGRAPHIC SURVEY PERFORMED 6-12-2014 BY:
BOWMAN CONSULTING GROUP, LTD.
3101 BEE CAVE ROAD, SUITE 100,
AUSTIN, TEXAS 78746
PHONE: (512) 327-1180
FAX: (512) 327-4062

APPROVAL :

SITE PLAN APPROVAL Sheet _____ of _____
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE: (25-5-81, LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD. #970605-A) _____ DWFPZ _____ DDZ _____

Planning and Development Review
RELEASED FOR GENERAL COMPLIANCE: _____ Zoning: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND / OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SP-2014-0465DX

C

P

E

CHAN & PARTNERS
CONSULTING CIVIL ENGINEERS

CHAN & PARTNERS
ENGINEERING, LLC

4319 JAMES CASEY STREET, #300
AUSTIN, TEXAS 78745
512-480-9155 (PH) • 512-480-9811 (FAX)
E-mail: info@chanpartners.com
WWW.CHANPARTNERS.COM
TEXAS REGISTRATION NO. F-13013

THOMAS F. CURRAN
61905
PROFESSIONAL ENGINEER

12/8/2015

CORRECTION	DATE
APPROVED BY	
NO.	

BOWIE HIGH SCHOOL PRACTICE FIELDS

SITE IMPROVEMENTS

EXISTING CONDITIONS PLAN

ISSUE DATE: 12/10/2015

PROJECT NO: 1069

DESIGNED BY: TC

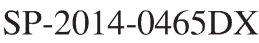
DRAWN BY: CD

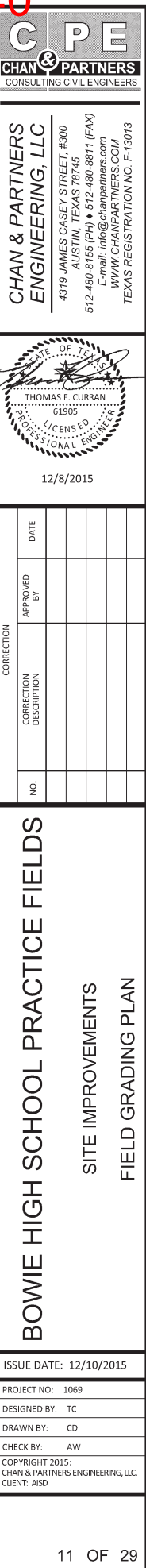
CHECK BY: AW

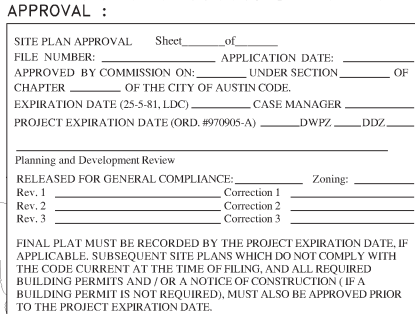
COPYRIGHT 2015:
CHAN & PARTNERS ENGINEERING, LLC.
CLIENT: AISD


3 OF 29

Site Plan - 1







<div style="display: flex; justify-content: space-between;"> <div> CHAN & PARTNERS ENGINEERING, LLC 4319 JAMES CASEY STREET, #300 AUSTIN, TEXAS 78745 512-480-8155 (PH) • 512-480-8811 (FAX) E-mail: info@chanpartners.com WWW.CHANPARTNERS.COM TEXAS REGISTRATION NO. F-13013 </div> <div>  </div> </div>									
12/8/2015									
CORRECTION	NO.	CORRECTION DESCRIPTION	APPROVED BY	DATE					
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> BOWIE HIGH SCHOOL PRACTICE FIELDS </div> <div style="width: 50%; text-align: center;"> SITE IMPROVEMENTS OVERALL TREE PLAN </div> </div>									
					ISSUE DATE: 12/10/2015				
					PROJECT NO: 1069 DESIGNED BY: TC DRAWN BY: CD CHECK BY: AW COPYRIGHT 2015: CHAN & PARTNERS ENGINEERING, LLC. CLIENT: AISD				
6 OF 29									

COLEMAN & ASSOCIATES
Landscape Architecture
Environmental Design
9890 Silver Mountain Drive
Austin, Texas 78737
Ph: 512-476-2090
F: 512-476-2099
1926 Cambria
San Antonio, Texas 78228
Ph: 210-492-4550
F: 210-492-9930
9511 Modesto Ave. NE
Abuquerque, New Mexico 87122
Ph: 505-433-3425



**CITY SUBMITTAL
LANDSCAPE PLAN**

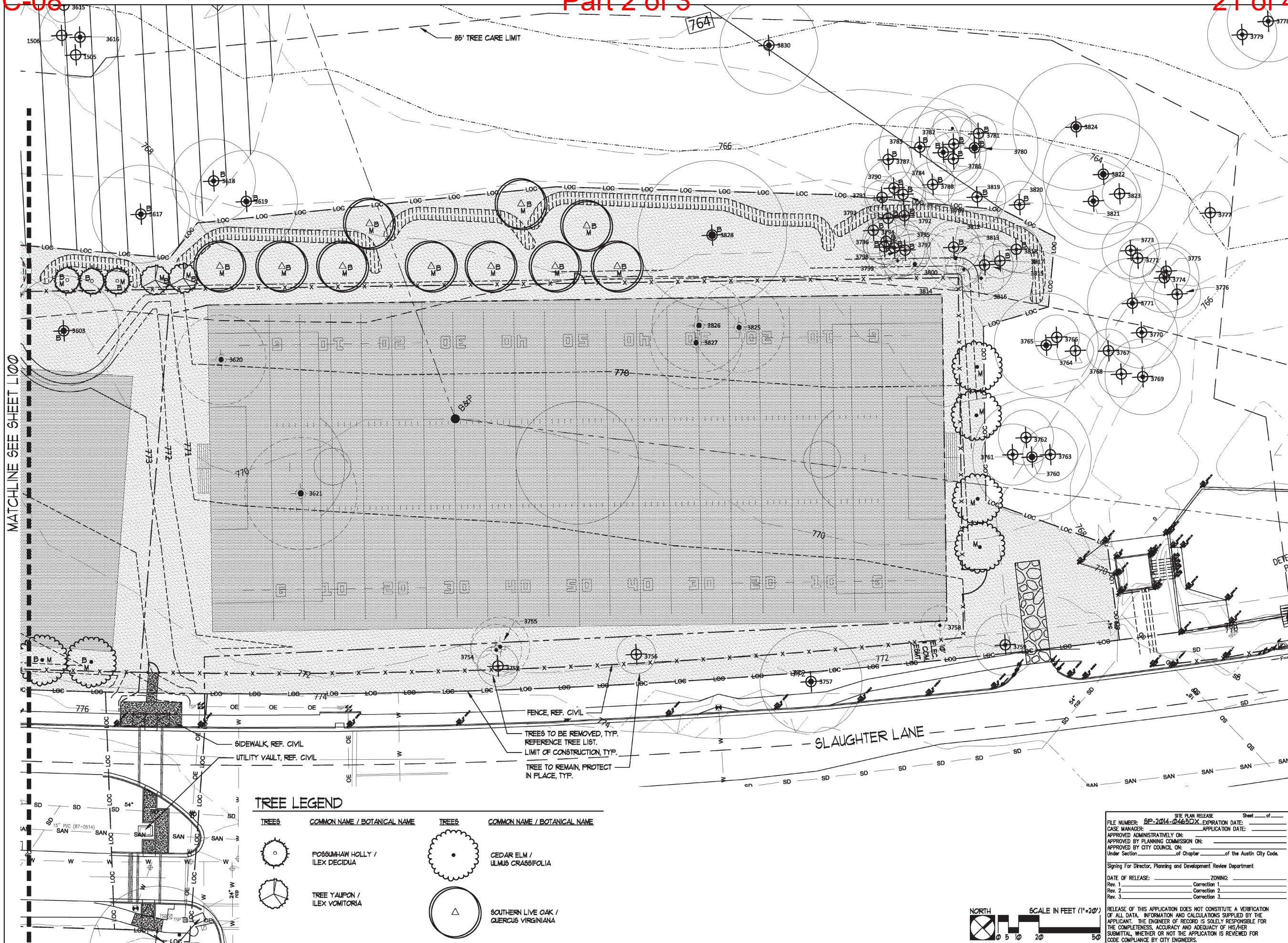
**BOWIE HIGH SCHOOL
PRACTICE FIELDS
AUSD, AUSTIN, TX**

REVISIONS

SCALE: 1"=20'-0"
DRAWN BY: MAM
CHECKED BY: MFF
APP. BY: MFF
PROJECT NO. 102-15-01A-JT
DATE: 12.07.2015



**SHEET:
L101**



TREE LEGEND

TREES	COMMON NAME / BOTANICAL NAME	TREES	COMMON NAME / BOTANICAL NAME
	POSSUMHAW HOLLY / ILEX DECIDUA		CEDAR ELM / ULMUS CRASSIFOLIA
	TREE YALPON / ILEX VOMITORIA		SOUTHERN LIVE OAK / QUERCUS VIRGINIANA

SITE PLAN RELEASE
FILE NUMBER: **SP-2014-0465DX** EXPIRATION DATE: _____
CASE MANAGER: _____ APPLICATION DATE: _____
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
Under Section _____ of Chapter _____ of the Austin City Code.
Signing For Director, Planning and Development Review Department
DATE OF RELEASE: _____ ZONING: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA. INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.



CITY SUBMITTAL LANDSCAPE PLAN
NOTES, CALCS, + PLANT SCH.

BOWIE HIGH SCHOOL
PRACTICE FIELDS
AUSD, AUSTIN, TX

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SCALE: 1"=30'-0"
DRAWN BY: MAM
CHECKED BY: MFF
APP. BY: MFF
PROJECT NO. 102-15-01A-JT
DATE: 12/07/2015



SHEET:

L100

SITE DEVELOPMENT
PERMIT IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION
2. A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:
 - 2.1. THERE IS NOT DIRECT OVERSPRAY ONTO NON-IRRIGATED AREAS.
 - 2.2. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS).
 - 2.3. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES.
 - 2.4. THE IRRIGATION SYSTEM HAS A MASTER VALVE. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS.
 - 2.5. SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE. THE IRRIGATION SYSTEM HAS A CITY-APPROVED WEATHER BASED CONTROLLER.
 - 2.6. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL.
 - 2.7. ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS.
 - 2.8. AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE.
 - 2.9. NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
 - 2.10. THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.
 - 2.11. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE:
 - 4.1. A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND
 - 4.2. THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
 - 2.12. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY THE AUSTIN WATER UTILITY DEPARTMENT CERTIFYING COMPLIANCE WITH SUBSECTION I WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

SITE DEVELOPMENT PERMIT
LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS TO BE PROTECTED BY 6 INCH CURBS, WHEEL-STOPS OR OTHER APPROVED BARRIERS PER ECM 2.4.1
2. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-384.
3. EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIALS SHALL BE STORED OR OPERATED WITHIN THE FENCED-IN AREAS. FENCES SHALL BE AT THE DRIP LINE AND COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. NO BURNING OF DEBRIS, CLEANING FLUIDS, CONCRETE SPILLS, ETC. WILL BE ALLOWED WITHIN THESE AREAS.
4. BUFFERING OF THE STREET YARD WILL BE ACCOMPLISHED THROUGH THE COMBINATION OF TREES, SHRUBS, GRADE CHANGES, AND FENCES.
5. GRADE CHANGES THAT DO NOT APPEAR ON THE SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
6. TRENCHING SHALL NOT OCCUR WITHIN THE FENCED DRIP LINE AREAS OF EXISTING TREES.
7. SHRUB MATERIAL NOT TO EXCEED 36" O.C. UNLESS OTHERWISE SPECIFIED. GROUNDCOVERS NOT TO EXCEED 18" O.C. DURING THE TIME OF MARCH 15-OCTOBER 15 INSTALLATION OF HYDROMULCH SHALL BE COMMON BERMUDA OR SAHARA BERMUDA FOR OCTOBER 16 - MARCH 14. INSTALLATION OF HYDROMULCH SHALL BE ANNUAL OR PERENNIAL RYE WITH A SPRING APPLICATION OF COMMON BERMUDA OR SAHARA BERMUDA.
8. EDGING SHALL BE PLACED AT ALL GROUNDCOVER BEDS THAT ARE ADJACENT TO LAWNS.
9. ALL LAWN AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RE-VEGETATED WITH BERMUDA SOD OR RYE UNLESS NATIVE RESTORATION MIX IS SPECIFIED.
10. NOT MORE THAN 50% OF THE TREES AND 50% OF SHRUBS PROPOSED WILL BE OF THE SAME SPECIES.
11. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED. SEE IRRIGATION NOTES IN THESE DRAWINGS FOR REQUIREMENT.
12. IF ESTABLISHING VEGETATION DURING ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT (512-914-2199 OR AT WATERUSECOMPAR@AUSTINTEXAS.GOV.

LANDSCAPE CERTIFICATION

I, MIKE FISHAUGH, DO HEREBY CERTIFY THAT THE PLANS FOR THE DEVELOPMENT PROJECT LOCATED AT SLAUGHTER LANE AND WOLFTRAP DRIVE SATISFY THE REQUIREMENTS OF LDC 25-2 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LANDSCAPE ORDINANCE) AND ALL AMENDMENTS.

MIKE FISHAUGH
COLEMAN & ASSOCIATES
DATE: 12/07/2015

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE LANDSCAPE ARCHITECT WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE LANDSCAPE ARCHITECT.

DATE OF RELEASE: _____ ZONING: _____
Rev. 1: _____ Correction 1: _____
Rev. 2: _____ Correction 2: _____
Rev. 3: _____ Correction 3: _____

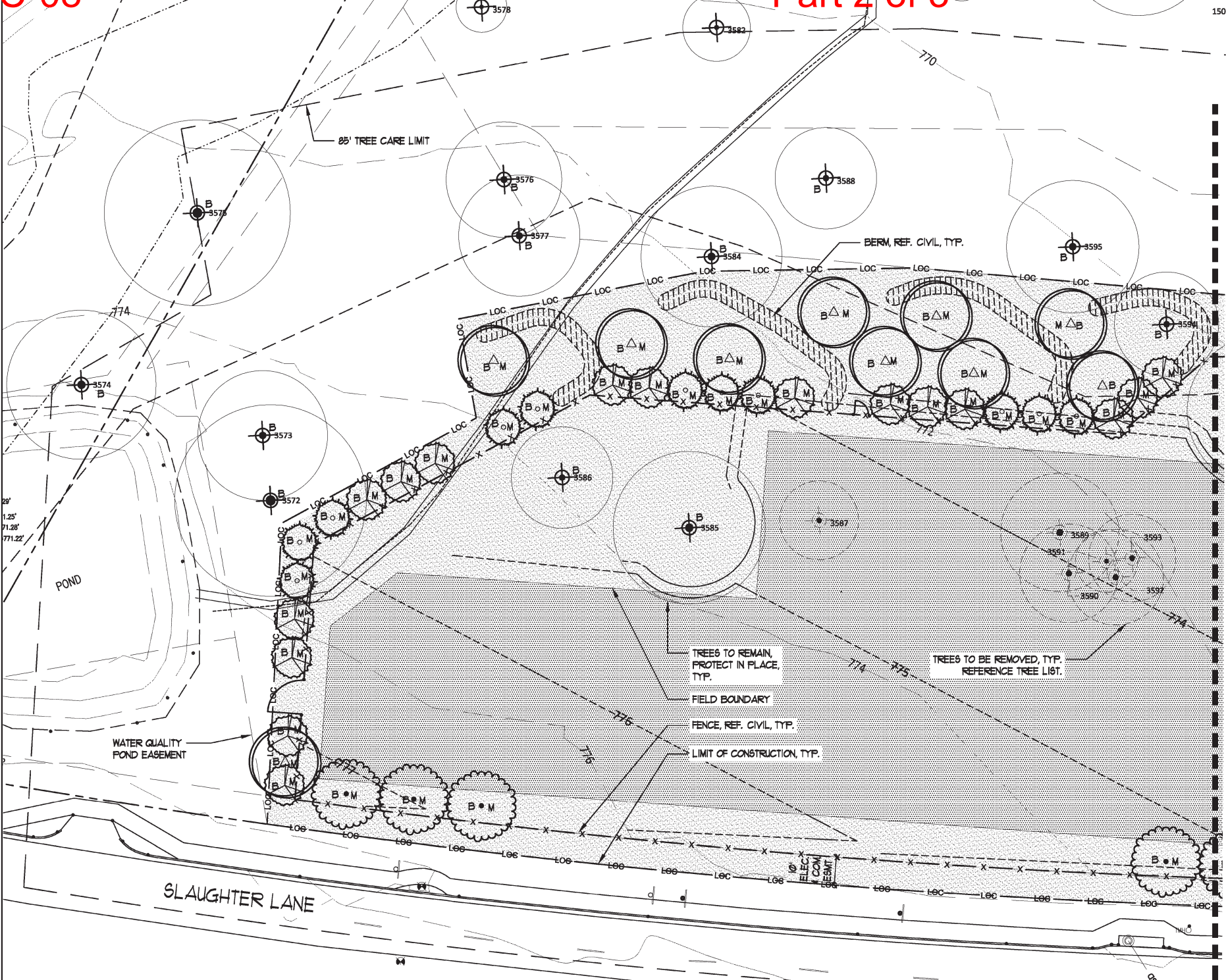
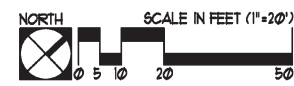
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA. INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

PARKING LOT LANDSCAPE AREA

NOT APPLICABLE

INNOVATIVE WATER MANAGEMENT

NOT APPLICABLE



REPLACEMENT TREES FOR SITE

TREES REMOVED		
TREES 24" OR GREATER REMOVED (IN APP. F)	21.50	INCHES
TREES 18" OR GREATER REMOVED (IN APP. F)	10.50	INCHES
TREES 8"-18.9" REMOVED (IN APP. F)	168.50	INCHES
TREES 18" OR GREATER REMOVED (NOT APP. F)	00.00	INCHES
TREES LESS THAN 18" REMOVED (NOT APP. F)	00.00	INCHES
TOTAL	306.50	INCHES
REPLACEMENT INCHES REQUIRED		
TREES 24" OR GREATER (IN APP. F) (300%)	82.50	INCHES
TREES 18" OR GREATER (IN APP. F) (100%)	10.50	INCHES
TREES 8"-18.9" REMOVED (IN APP. F) (50%)	84.25	INCHES
TREES 18" OR GREATER (NOT APP. F) (50%)	00.00	INCHES
TREES LESS THAN 18" REMOVED (NOT APP. F) (25%)	00.00	INCHES
TOTAL	271.25	INCHES
REPLACEMENT INCHES PROVIDED		
30 SHADE TREES (4" CAL. APPLYING 4")	120.00	INCHES
32 SMALL TREES (3" CAL. APPLYING 3")	96.00	INCHES
TOTAL	216.00	INCHES
MITIGATION DEFICIT	61.25	INCHES
MITIGATION DEFICIT COST (\$200/INCH + 61.25")	\$12,250.00	
**SEE ALTERNATIVE COMPLIANCE NOTE UNDER URBAN FORESTRY		

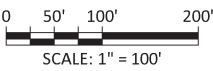
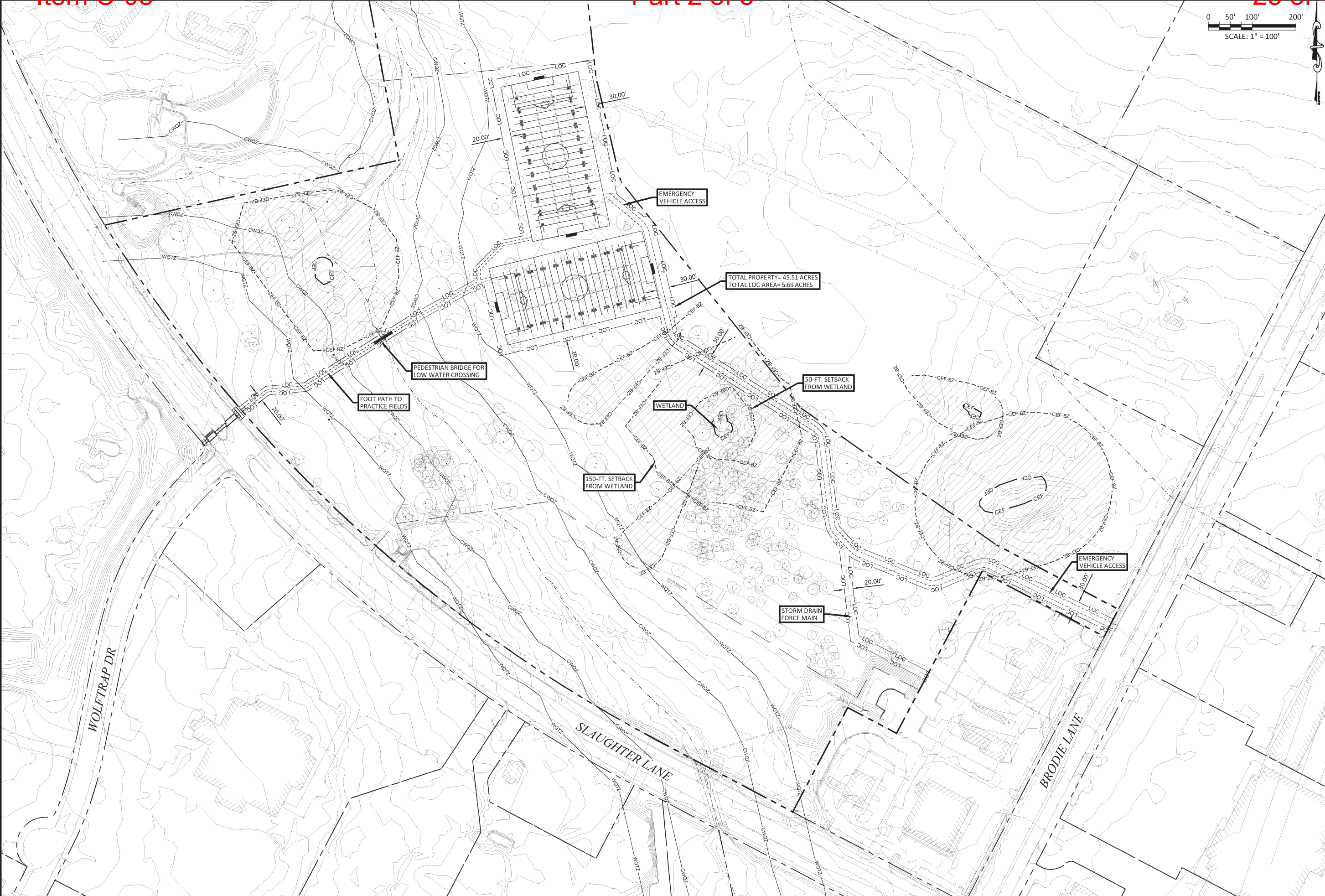
URBAN FORESTRY INFORMATION

1. TOTAL APPENDIX F TREE INCHES SURVEYED	6502.00
2. TOTAL APPENDIX F TREE INCHES REMOVED	306.50
3. TOTAL NON-APPENDIX F TREE INCHES REMOVED	00.00
4. TOTAL INVASIVE TREE INCHES REMOVED	00.00
5. TOTAL MITIGATION INCHES PLANTED ON SITE	216.00
6. AMOUNT TO BE PAID INTO URBAN TREE FUND	10.00**
**ALTERNATIVE COMPLIANCE: ALL EXISTING TREES TO REMAIN ON SITE AND ALL TREES WITHIN 85' OUTSIDE THE LIMIT OF CONSTRUCTION WILL BE INCLUDED IN THE TREE CARE PLAN ON SHEET L200 TO INSURE THEIR CONTINUED HEALTH. SEE TREE CARE PLAN ON SHEET L200 FOR DETAILS ASSOCIATED WITH CARRYING OUT THE TREE CARE PLAN AND SHEETS L100-L101 FOR TREE CARE LIMIT LINE. ESTIMATED COSTS ARE APPROXIMATELY \$12,250 + TAX.	

BUFFERING POINTS

	SIZE	QTY	PREFERRED	PROVIDED
EXISTING TREES	6" CALIFER OR GREATER	38	9 POINTS	342 POINTS
LARGER TREES	4" CALIFER	30	9 POINTS	270 POINTS
SMALL TREES	1.5" CALIFER	32	3 POINTS	96 POINTS
LARGE SHRUBS	5 GALLON	0	3 POINTS	0 POINTS
MEDIUM SHRUBS	N/A	0	N/A	0 POINTS
DECORATIVE FENCE (3' MINIMUM HEIGHT)	LN. FT.	0	3 POINTS	0 POINTS
		REQUIRED	PROVIDED	
		688 POINTS	708 POINTS	

NOTE: CHINABERRY AND LIGUSTRUM REQUIRE NO MITIGATION.



CPE
CHAN & PARTNERS
CONSULTING CIVIL ENGINEERS

CHAN & PARTNERS
ENGINEERING, LLC
4319 JAMES CASEY STREET, #300
AUSTIN, TEXAS 78745
512-480-9155 (PH) • 512-480-9811 (FAX)
E-mail: info@chanpartners.com
WWW.CHANPARTNERS.COM
TEXAS REGISTRATION NO. F-13013

12/22/2015

CORRECTION	CONSTRUCTION DESCRIPTION	NO.	APPROVED BY	DATE

BOWIE HIGH SCHOOL PRACTICE FIELDS
SITE IMPROVEMENTS
ALTERNATIVE FIELD LAYOUT

ISSUE DATE: 12/10/2015
PROJECT NO: 1069
DESIGNED BY: TC
DRAWN BY: CD
CHECK BY: AW
COPYRIGHT 2015:
CHAN & PARTNERS ENGINEERING, LLC.
CLIENT: AISD

**AGREEMENT BETWEEN THE CITY OF AUSTIN AND
THE AUSTIN INDEPENDENT SCHOOL DISTRICT
ESTABLISHING SITE DEVELOPMENT STANDARDS
FOR THE BOWIE HIGH SCHOOL PRACTICE FIELDS**

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§ **KNOW ALL
BY THESE PRESENTS:**

This agreement establishing site development standards for the Bowie High School practice fields ("Agreement") is made and entered into by and between the City of Austin, Texas, a home-rule city and Municipal Corporation in Travis County, Texas ("City"), and the Austin Independent School District ("AISD") under the provisions of the Local Government Code, Section 212.902.

RECITALS

WHEREAS, the City and AISD entered into that certain School District Land Development Standards Agreement dated September 22, 1994 under the provisions of the Local Government Code, Section 212.902 and have amended that agreement from time to time; and

WHEREAS, AISD has agreed to accept donation of property located at the intersection of Slaughter Lane and Brodie Lane for use as athletic and band practice fields for Bowie High School, said property being more particularly described by metes and bounds and survey plat in **EXHIBIT A** attached hereto and made a part hereof (the "Bowie Site"); and

WHEREAS, the City proposes to accept donation of property located north of and adjacent to the Bowie Site, for use as a nature preserve, said property being more particularly described by metes and bounds and survey plat in **EXHIBIT B** attached hereto and made a part hereof (the "City Property"); and

WHEREAS, the City and AISD desire to minimize the impact of the use of the Bowie Site on sensitive environmental features and nearby existing residences; and

WHEREAS, a team of City staff and AISD staff have reviewed the potential for development of the Bowie Site for practice fields and have recommended that the site be subject to the site development standards set forth in this Agreement;

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and AISD agree as follows:

ARTICLE I - REGULATIONS, GENERALLY

Development of the Bowie Site is subject to the site development standards established in Article II of this Agreement, the School District Land Development Standards Agreement, as amended from time to time, and the City's ordinances and rules, including the City of Austin Land Development Code ("City Code"), to the extent applicable in accordance with the School District Land Development Standards Agreement. If a conflict exists between this Agreement and the School District Land Development Standards Agreement, this Agreement controls. Except as provided in Article II of this Agreement and the School District Land Development Standards Agreement, development of the Bowie Site shall comply with the requirements of the City Code. AISD may seek variances to City Code requirements for development of the Bowie Site as provided under City Code.

ARTICLE II - SITE SPECIFIC REGULATIONS

Development of the Bowie Site shall comply with the following:

1. AISD may construct up to two practice fields on the Bowie Site provided that each site is in a location mutually agreed upon by AISD and the City, and each field can be constructed in compliance with the regulations applicable to development of the Bowie Site as described in Article I.
2. No zoning change is required for the practice fields, provided the use is limited as described in Article III.
3. AISD will submit a site plan compliant with the regulations specified in Article I of this Agreement.
4. Impervious cover may not exceed the amount explicitly allocated to the Bowie Site in the conveyance of the Bowie Site to AISD--estimated to be 1,306.8 square feet (0.03 acres) of impervious cover.
5. Land that is designated on the plat or on a site plan on file with the City as part of a water quality control may not be used by AISD as a practice field.
6. Pedestrian access is limited to a single walking trail, which may include a concrete low water crossing across the creek. The pedestrian trail must be included in the site plan submitted by AISD in connection with development of the fields. Other than the walking trail, no sidewalks or drives may be constructed across the creek. Bollards shall be placed on either side of the creek crossing to prevent vehicular use.
7. No permanent vehicular access is allowed, with the exception of a single emergency access to enter from Brodie Lane, located outside both the critical water quality zone and the water quality transition zone.

8. Site clearance is limited to the practice fields and access routes.
9. Toilets are not allowed on the Bowie Site at any time.
10. No lighting, whether permanent or temporary using a generator, is allowed on the Bowie Site.
11. Pesticide, herbicide, and fertilizer may not be used on the Bowie Site. An irrigation system may be installed, composting of 6 inches is allowed, and nematodes and boiling water may be used to control fire ants.
12. AISD will revegetate any cleared areas with native turf types deemed appropriate after AISD's consultation with the Lady Bird Johnson Wildflower Center or other resource acceptable to the City.

ARTICLE III - ADDITIONAL REQUIREMENTS

1. AISD shall erect signs on the site to adequately notify the public of the limitations on the use and the sensitive nature of the property. There shall be at least three types of signs, as described below; the numbers, locations, and specific language of the signs shall be determined after consultation between AISD and the City.
 - a) One type of sign shall advise of the environmentally sensitive nature of the area, the prohibition of fertilizer or pesticide use, and the limit of use for Bowie High School band or athletic practice.
 - b) One type of sign shall be placed on bollards at the creek crossing to advise that no motorized vehicles or bikes may use the crossing—pedestrians only.
 - c) One type of sign shall be placed on the fence between the Bowie Site and the City Property to advise that the City Property is a preserve with no public access.
2. AISD shall construct fencing in compliance with the specifications attached hereto as **EXHIBIT C**, and in the locations indicated in **EXHIBIT D** attached hereto.
 - a) The fencing along the boundary between the Bowie Site and the City Property must be complete before work of any kind may proceed on the Bowie Site.
 - b) The fencing along the Bowie Site's boundary with Slaughter Lane may be delayed until after completion of development of the fields, but shall be constructed before the fields may be used by AISD.
3. AISD shall coordinate with the City Neighborhood Connectivity Program to ensure that sidewalks are constructed in the rights-of-way along the Bowie Site's boundary with Slaughter Lane and Brodie Lane.

4. Use of the Bowie Site is limited to activities for which Bowie High School students receive academic credit.
5. The Bowie Site shall be used for Bowie High School sport or band practice only; there will be no use of the fields by outside parties, AISD schools-other than in conjunction with Bowie High School practices, competitive games, non-school events, or the like.
6. Band practice on the Bowie Site may not occur any day until after 11:00 a.m. and must end not later than 8:00 p.m.

ARTICLE IV - CITY RESPONSIBILITIES

1. The City shall construct sidewalks in the right-of-way along the City Property's boundary with Brodie Lane.
2. The City Neighborhood Connectivity Program will work with AISD to provide funding for construction of sidewalks along the Bowie Site boundary with Slaughter Lane and Brodie Lane.

ARTICLE V - GENERAL PROVISIONS

Resolution of any issue or dispute relating to this Agreement shall be governed by the Dispute Resolution provision in the School District Land Development Standards Agreement.

IN WITNESS WHEREOF, this Agreement is made and executed to be effective upon execution by the authorized representatives of AISD and the City.


CITY OF AUSTIN:

By:  Date: 1.15.12
Marc Ott
City Manager

AUSTIN INDEPENDENT SCHOOL DISTRICT:

By:  Date: 12/12/11
Mark J. Williams
President, Board of Trustees

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "Mitzi Cotton", is written over a horizontal line.

Mitzi Cotton
Assistant City Attorney

AGREEMENT BETWEEN THE CITY OF AUSTIN AND
THE AUSTIN INDEPENDENT SCHOOL DISTRICT
ESTABLISHING SITE DEVELOPMENT STANDARDS
FOR THE BOWIE HIGH SCHOOL PRACTICE FIELDS

EXHIBIT A

**PROPERTY DESCRIPTION FOR
BOWIE SITE**

45.513 Acres
Samuel Hamilton Survey No. 16, A-340
Travis County, Texas

Loomis Job No. 100513
FN1221R1(ktm)08-31-11
Page 1 of 4

45.513 ACRES

DESCRIPTION OF 45.513 ACRES OF LAND IN THE SAMUEL HAMILTON SURVEY NO. 16, ABSTRACT NO. 340, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 5, BLOCK "A" OF CCR 108 SUBDIVISION, A SUBDIVISION OF RECORD AS SHOWN ON PLAT DOCUMENT NO. 200300180, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOT 6B, BLOCK "A" OF THE RESUBDIVISION OF LOT 6, BLOCK "A" CCR 108 SUBDIVISION, A SUBDIVISION OF RECORD AS SHOWN ON PLAT DOCUMENT NO. 200600328, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5, BLOCK "A", CCR 108 SUBDIVISION AND LOT 6B, BLOCK "A", RESUBDIVISION OF LOT 6, BLOCK "A" CCR 108 SUBDIVISION BEING A PORTION OF THAT CALLED 226.6202 ACRE TRACT, SAVE AND EXCEPT 11.7746 ACRES, DESIGNATED AS EXHIBIT "A-3" AND DESCRIBED IN THE DEED TO CIRCLE C LAND CORP. OF RECORD IN VOLUME 11620, PAGE 1126, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 45.513 ACRES OF LAND, AS SURVEYED BY LOOMIS PARTNERS, INC. AND SHOWN ON PLAN NO. 3321.A, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "B & P" found in the west right-of-way line of Brodie Lane, same being the west line of a called 0.3888 of one acre tract described in the deed to Travis County of record in Volume 10688, Page 641, Real Property Records of Travis County, Texas, also being the most easterly southeast corner of said Lot 5, Block "A", CCR 108 Subdivision and the northeast corner of Lot 4, Block "A", of said CCR 108 Subdivision, for the most easterly southeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE N 62° 08' 42" W, leaving the west right-of-way line of Brodie Lane, with the north line of said Lot 4, Block "A" and the most northerly south line of said Lot 5, Block "A", and being also with a south line of the tract described herein, a distance of 316.17 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found at a re-entrant corner of said Lot 5, Block "A", same being the northwest corner of said Lot 4, Block "A", for a re-entrant corner of the tract described herein;

THENCE S 27° 50' 57" W, with the west line of said Lot 4, Block "A" and an east line of said Lot 5, Block "A", and being also with an east line of the tract described herein, at a distance of 225.09 feet pass a 1/2-inch iron rod with a plastic cap stamped "B & P" found at the southwest corner of said Lot 4, Block "A" and the northwest corner of Lot 3, Block "A", of said CCR 108 Subdivision and continuing with the west line of said Lot 3, Block "A" for a total distance of 417.12 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found in the north line of Lot 2, Block "A", of said CCR 108 Subdivision, at a southeast corner of said Lot 5, Block "A", same being the southwest corner of said Lot 3, Block "A", for a southeast corner of the tract described herein;

THENCE N 62° 09' 12" W, with the north line of said Lot 2, Block "A" and a south line of said Lot 5, Block "A", and being also with a south line of the tract described herein, a distance of 125.94 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found at a re-entrant corner of said Lot 5, Block "A", same being the northwest corner of said Lot 2, Block "A", for a re-entrant corner of the tract described herein;

45.513 Acres
Samuel Hamilton Survey No. 16, A-340
Travis County, Texas

Loomis Job No. 100513
FN1221R1(ktm)08-31-11
Page 2 of 4

THENCE S 27° 50' 10" W, with the west line of said Lot 2, Block "A" and the most southerly east line of said Lot 5, Block "A", and being also with an east line of the tract described herein, a distance of 269.40 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found in the north right-of-way line of Slaughter Lane, at the most southerly southeast corner of said Lot 5, Block "A", same being the southwest corner of said Lot 2, Block "A", for the most southerly southeast corner of the tract described herein;

THENCE with the north right-of-line of Slaughter Lane and the south line of the said Lot 5, Block "A", and being also with the south line of the tract described herein, the following two (2) courses and distances:

1. N 62° 09' 05" W, a distance of 347.46 feet to a 1/2-inch iron rod found at a point of curvature,
2. with a curve to the right an arc distance of 508.33 feet, said curve having a radius of 3310.00 feet, and a chord which bears N 57° 45' 31" W a distance of 507.83 feet to a 1/2-inch iron rod with plastic cap stamped "B & P" found at the southwest corner of said Lot 5, Block "A" and the southeast corner of said Lot 6B, Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, for a point in the south line of the tract described herein;

THENCE continuing along the northeast right-of-line of Slaughter Lane, with the southwest line of said Lot 6B, with a curve to the right an arc distance of 1239.46 feet, said curve having a radius of 3310.00 feet, and a chord which bears N 42° 37' 53" W a distance of 1232.23 feet to a calculated point on top of a rock and mortar column, for the southwest corner of said Lot 6B and the southeast corner of Lot 6A, Block "A", of said Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, for the southwest corner of the tract described herein, from which a mag nail set in a concrete curb for reference bears S 77° 32' 48" W, a distance of 17.98 feet;

THENCE leaving the northeast right-of-way line of Slaughter Lane, with a north and west line of said Lot 6B and the south and east line of said Lot 6A, and being also with the north and west line of the tract described herein, the following three (3) courses and distances:

1. N 77° 32' 48" E, at a distance of 0.10 feet passing an "X" cut on top of said column and continuing for a total distance of 687.95 feet to a 5/8-inch iron rod found at a re-entrant corner of said Lot 6B and the southeast corner of said Lot 6A, for a re-entrant corner of the tract described herein,
2. N 10° 34' 00" W, a distance of 737.46 feet to a 5/8-inch iron rod found at an angle point, and
3. N 27° 28' 18" E, a distance of 196.20 feet to a 5/8-inch iron rod found in the south line of a called 165.27 acre tract described in the deed to the City of Austin of record in Document No. 2000112392, Official Public Records of Travis County, Texas, at the northwest corner of said Lot 6B and the northeast corner of said Lot 6A, Block "A", Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, for the northwest corner of the tract described herein;

THENCE with the south line of the said City of Austin tract and the north line of said Lot 6B, Block "A", and being also with the north line of the tract described herein, the following two (2) courses and distances:

1. S 62° 31' 11" E, a distance of 163.89 feet to a 1/2-inch iron pipe found at an angle point, and
2. S 62° 23' 19" E, a distance of 368.48 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for the most northerly northeast corner of the tract described herein, from which

45.513 Acres
Samuel Hamilton Survey No. 16, A-340
Travis County, Texas

Loomis Job No. 100513
FN1221R1(ktm)08-31-11
Page 3 of 4

a 1/2-inch iron rod with a plastic cap stamped "B & P" found at the northeast corner of said Lot 6B, Block "A" Resubdivision of Lot 6, Block "A" CCR 108 Subdivision and the northwest corner of said Lot 5, Block "A", CCR 108 Subdivision bears S 62° 23' 19" E a distance of 62.64 feet;

THENCE crossing said Lot 6B, Block "A" Resubdivision of Lot 6, Block "A" CCR 108 Subdivision and said Lot 5, Block "A", CCR 108 Subdivision, with the an east, northeast and north line of the tract described herein, the following six (6) courses and distances:

1. S 27° 36' 41" W, a distance of 48.01 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
2. S 06° 09' 02" E, a distance of 425.53 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
3. S 13° 26' 34" E, a distance of 241.57 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
4. S 38° 26' 05" E, a distance of 660.67 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
5. S 55° 01' 37" E, a distance of 545.37 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point, and
6. S62° 08' 42" E, a distance of 315.87 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set in the west right-of-way line of Brodie Lane and the east line of said Lot 5, Block "A", CCR 108 Subdivision, and being also in the west line of the said Travis County 0.3888 of one acre tract, for the most easterly northeast corner of the tract described herein, from which a 1/2-inch iron rod found at the southeast corner of a called 4.9448 acre tract described in the deed to the City of Austin of record in Volume 12694, Page 1223, Real Property Records of Travis County, Texas, same being a northeast corner of said Lot 5, Block "A", CCR 108 Subdivision, bears N 27° 36' 35" E a distance of 419.70 feet;

THENCE S 27° 36' 35" W, with the west right-of-way line of Brodie Lane and the east line of said Lot 5, Block "A", CCR 108 Subdivision, and being also with the west line of the said Travis County 0.3888 of one acre tract and with the east line of the tract described herein, a distance of 70.00 feet to the **POINT OF BEGINNING** and containing 45.513 acres of land, more or less.

BEARING BASIS: Bearing Basis is Texas Coordinate System, Texas Central Zone, NAD 83, Grid.

LOOMIS WORD FILE: FN1221R1(ktm)08-31-11

45.513 Acres
Samuel Hamilton Survey No. 16, A-340
Travis County, Texas

Loomis Job No. 100513
FN1221R1(ktm)08-31-11
Page 4 of 4

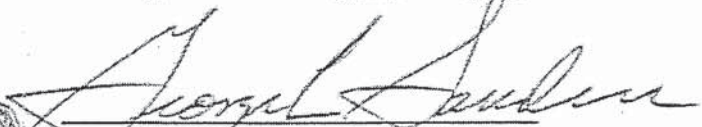
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, George L. Sanders, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the months of July and August 2010 and July 2011 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 31ST of August, 2011 A.D.

Loomis Partners
Austin, Texas 78746




George L. Sanders
Registered Professional Land Surveyor
No. 1838 – State of Texas

AGREEMENT BETWEEN THE CITY OF AUSTIN AND
THE AUSTIN INDEPENDENT SCHOOL DISTRICT
ESTABLISHING SITE DEVELOPMENT STANDARDS
FOR THE BOWIE HIGH SCHOOL PRACTICE FIELDS

EXHIBIT B

**PROPERTY DESCRIPTION FOR
CITY PROPERTY**

25.651 Acres
Samuel Hamilton Survey No. 16, A-340
Travis County, Texas

Loomis Job No. 100513
FN1222R1(ktm)
Page 1 of 3

25.651 ACRES

DESCRIPTION OF 25.651 ACRES OF LAND IN THE SAMUEL HAMILTON SURVEY NO. 16, ABSTRACT NO. 340, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 5, BLOCK "A" OF CCR 108 SUBDIVISION, A SUBDIVISION OF RECORD AS SHOWN ON PLAT DOCUMENT NO. 200300180, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOT 6B, BLOCK "A" OF THE RESUBDIVISION OF LOT 6, BLOCK "A" CCR 108 SUBDIVISION, A SUBDIVISION OF RECORD AS SHOWN ON PLAT DOCUMENT NO. 200600328, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5, BLOCK "A", CCR 108 SUBDIVISION AND LOT 6B, BLOCK "A", RESUBDIVISION OF LOT 6, BLOCK "A" CCR 108 SUBDIVISION BEING A PORTION OF THAT CALLED 226.6202 ACRE TRACT, SAVE AND EXCEPT 11.7746 ACRES, DESIGNATED AS EXHIBIT "A-3" AND DESCRIBED IN THE DEED TO CIRCLE C LAND CORP. OF RECORD IN VOLUME 11620, PAGE 1126, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 25.651 ACRES OF LAND, AS SURVEYED BY LOOMIS PARTNERS, INC. AND SHOWN ON PLAN NO. 3321.B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "B & P" found in the west right-of-way line of Brodie Lane, same being the west line of a called 0.3888 of one acre tract described in the deed to Travis County of record in Volume 10688, Page 641, Real Property Records of Travis County, Texas, also being the most easterly southeast corner of said Lot 5, Block "A", CCR 108 Subdivision and the northeast corner of Lot 4, Block "A", of said CCR 108 Subdivision;

THENCE N 27° 36' 35" E, with the west right-of-way line of Brodie Lane and the east line of said Lot 5, Block "A", CCR 108 Subdivision, and being also with a west line of the said Travis County 0.3888 of one acre tract, a distance of 70.00 feet to the southeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the west right-of-way line of Brodie Lane, over and across said Lot 5, Block "A", CCR 108 Subdivision and said Lot 6B, Block "A" Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, with the south, southwest and west line of the tract described herein, the following six (6) courses and distances:

1. N 62° 08' 42" W, a distance of 315.87 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
2. N 55° 01' 37" W, a distance of 545.37 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
3. N 38° 26' 05" W, a distance of 660.67 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
4. N 13° 26' 34" W, a distance of 241.57 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point,
5. N 06° 09' 02" W, a distance of 425.53 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set for an angle point, and

25.651 Acres
Samuel Hamilton Survey No. 16, A-340
Travis County, Texas

Loomis Job No. 100513
FN1222R1(ktm)
Page 2 of 3

6. N 27° 36' 41" E, a distance of 48.01 feet to a 1/2-inch iron rod with a plastic cap stamped "LOOMIS" set in the south line of a called 165.27 acre tract described in the deed to the City of Austin of record in Document No. 2000112392, Official Public Records of Travis County, Texas and the north line of said Lot 6B, Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, for the northwest corner of the tract described herein, from which a 1/2-inch iron pipe found at an angle point in the south line of the said 165.27 acre tract, same being an angle point in the north line of said Lot 6B, Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, bears N 62° 23' 19" W a distance of 368.48 feet;

THENCE S 62° 23' 19" E, with the south line of the said 165.27 acre tract and the north line of said Lot 6B, Resubdivision of Lot 6, Block "A" CCR 108 Subdivision, and being also with the north line of the tract described herein, a distance of 62.64 feet to a 1/2-inch iron rod with a plastic cap stamped "B & P" found at the northeast corner of said Lot 6B, Block "A" Resubdivision of Lot 6, Block "A" CCR 108 Subdivision and the northwest corner of said Lot 5, Block "A", CCR 108 Subdivision, for an angle point in the north line of the tract described herein;

THENCE continuing with the south line of the said 165.27 acre tract, with the north line of said Lot 5, Block "A", CCR 108 Subdivision, and being also with the north line of the tract described herein, the following three (3) courses and distances:

1. S 62° 22' 52" E, a distance of 456.04 feet to a 1/2-inch iron pipe found at an angle point,
2. S 62° 04' 12" E, a distance of 385.47 feet to a 1/2-inch iron pipe found at an angle point, and
3. S 62° 18' 15" E, at a distance of 434.41 feet pass a 1/2-inch iron rod found at the southeast corner of the said 165.27 acre tract, same being the southwest corner of the remaining portion of a 196.27 acre tract described in the deed to South Cane Patch, Ltd. of record in Document No. 2000028175, Official Public Records of Travis County, Texas, and continuing with the south line of the said South Cane Patch tract for a total distance of 520.81 feet to a 3/8-inch iron pipe found at a southeast corner of the said South Cane Patch tract, same being the southwest corner of a called 0.987 acre tract described in the deed to the City of Austin of record in Volume 12817, Page 575, Real Property Records of Travis County, Texas and the northwest corner of a called 4.9448 acre tract described in the deed to the City of Austin of record in Volume 12694, Page 1223, Real Property Records of Travis County, Texas, also being the most northerly northeast corner of said Lot 5, Block "A", CCR 108 Subdivision, for the most northerly northeast corner of the tract described herein;

THENCE S 27° 50' 40" W, with the west line of the said 4.9448 acre tract and the most northerly east line of said Lot 5, Block "A", and being also with an east line of the tract described herein, a distance of 498.89 feet to a 5/8-inch iron rod found at a re-entrant corner of said Lot 5, Block "A", same being the southwest corner of the said 4.9448 acre tract, for a re-entrant corner of the tract described herein;

THENCE S 62° 08' 40" E, with the south line of the said 4.9448 acre tract and a north line of said Lot 5, Block "A", and being also with a north line of the tract described herein, a distance of 432.72 feet to a 1/2-inch iron rod found in the west right-of-way line of said Brodie Lane at the southeast corner of the said 4.9448 acre tract, same being a northeast corner of said Lot 5, Block "A", CCR 108 Subdivision, said 1/2-inch iron rod found being also the northwest corner of the said Travis County 0.3888 of one acre tract and the southwest corner of a called 0.2128 of one acre tract described in the deed to Travis County of record in Volume 10688, Page 621, Real Property Records of Travis County, Texas, for a northeast corner of the tract described herein;

25.651 Acres
Samuel Hamilton Survey No. 16, A-340
Travis County, Texas

Loomis Job No. 100513
FN1222R1(ktm)
Page 3 of 3

THENCE S 27° 36' 35" W, with the west right-of-way line of said Brodie Lane and the east line of said Lot 5, Block "A", CCR 108 Subdivision, and being also with the west line of the said Travis County 0.3888 of one acre tract and with the east line of the tract described herein, a distance of 419.70 feet to the POINT OF BEGINNING and containing 25.651 acres of land, more or less.

BEARING BASIS: Bearing Basis is Texas Coordinate System, Texas Central Zone, NAD 83, Grid.

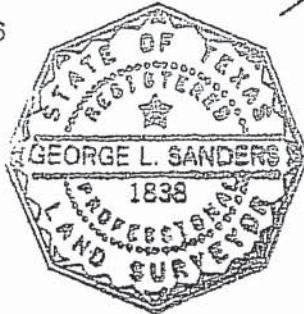
LOOMIS WORD FILE: FN1222R1(ktm)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, George L. Sanders, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the months of July and August 2010 and July 2011 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 16TH of August, 2011 A.D.

Loomis Partners
Austin, Texas 78746



A handwritten signature of George L. Sanders in black ink.

George L. Sanders
Registered Professional Land Surveyor
No. 1838 – State of Texas

FIELD NOTES REVIEWED

By: CLARK DANIEL Date 08-23-2011

Engineering Support Section
Department of Public Works
and Transportation

AGREEMENT BETWEEN THE CITY OF AUSTIN AND
THE AUSTIN INDEPENDENT SCHOOL DISTRICT
ESTABLISHING SITE DEVELOPMENT STANDARDS
FOR THE BOWIE HIGH SCHOOL PRACTICE FIELDS

EXHIBIT C

FENCING SPECIFICATIONS

FENCING SPECIFICATIONS

General Construction and Material Criteria

1. Materials shall meet or exceed the following standards

Chain link fabric	ASTM A392, Class 1
Galvanized steel wire	ASTM A116, Class 3
Steep pipe	ASTM A120; Schedule 40 Pipe
Fittings, bolts, hardware	ASTM A153
Tension wire	ASTM A116
Barbed wire	ASTM A121, Class 1
2. All material shall be new; no unused, rerolled or open seam material shall be used.
3. Chain link fabric width shall be galvanized nine (9) gauges with two (2) inch square mesh. Height of the fabric shall be a minimum of six (6) feet.
4. Chain link fence shall contain all hardware to include but not limited to fabric bands, steel wire ties, fittings made of pressed or rolled steel, steel stretcher bars, carriage nuts and bolts. Hardware shall be galvanized.
5. Line posts shall be tubular, 2" OD (outside diameter), Schedule 40 pipe.
6. Terminal posts shall be tubular end, corner or pull posts, as needed, 2 1/2" OD, Schedule 40 pipe, and shall include watertight malleable iron caps.
7. Top rail shall be tubular, 1 5/8" OD, Schedule 40 pipe, and include outside sleeve type couplings at least seven (7) inches in length.
8. Gate posts shall be tubular, 3" OD, Schedule 40 pipe.
9. Braces shall be trussed with rods and turnbuckles.
10. Tension wire shall be a minimum of seven (7) gauge galvanized coil spring steel.
11. Barbed wire shall be 12.5 gauge wire with two-point fourteen (14) gauge barbs spaced no more than four (4) inches apart.
12. Cement shall be of Class A Concrete and shall be used for securing posts embedded into ground.
13. Post holes shall be a minimum of two (2) feet deep.
14. Terminal posts shall be installed no more than five hundred (500) feet apart in straight runs, and shall be installed at each vertical angle point.

15. Grouted line posts shall be installed every ten (10) feet.
16. Concrete for posts shall be installed and the posts shall be centered in their footings. Concrete shall be finished in a dome and cured a minimum of 48 hours before further work is done on the posts.
17. Posts shall be set plumb and permanently positioned and anchors firmly set before fabric is placed.
18. Corner posts shall be placed at each horizontal angle point greater than 15 degrees. Corner and pull posts shall have horizontal braces and tie rods.
19. Chain link fabric shall be fastened to posts by steel stretcher bars fitted with carriage nuts and bolts. Chain link fabric shall be placed two (2) inches above the ground line. In areas of irregular ground, distance may vary between one and three inches.
20. Top rail and bottom tension wire shall be installed before installing chain link fabric and shall pass through post tops. Tension wires shall be within four (4) inches from the bottom of chain link fabric and shall be pulled taut.
21. Braces shall be installed on all terminal posts and shall extend to the adjacent line posts.
22. Fabric shall be fastened with steel wire ties in 6 inch intervals.
23. Three (3) rows of barbed wire shall be installed on top of the chain-link fencing. The first row of barbed wire shall be installed four (4) inches from chain-link fabric, second row of barbed wire shall be installed four (4) inches from the first row of barbed wire, and third row of barbed wire shall be installed four (4) inches from the second row of barbed wire. Barbed wire is to be set at a 45° angle, to face towards outside of area to be fenced.
24. Grounding material shall be driven or drilled in vertically until the top of the rod is approximately six (6) inches below the top of the ground. A copper conductor shall be brazed to the rod and to the fence in such a manner that each element of the fence is grounded.